

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	ADAMS ST, ARLINGTON

OWNERSHIP

Owner 1:	TSAI ERNEST T H			
Owner 2:				
Owner 3:				
Street 1:	103 GAINSBOROUGH ST			
Street 2:	UNIT 308			
Twn/City:	BOSTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02115		Type:	

PREVIOUS OWNER

Owner 1:	TSAI ERNEST T H -		
Owner 2:	TSAI HUEI-LING -		
Street 1:	P.O. BOX 357		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cnty:	
Postal:	02420		

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Aluminum Exterior and 2924 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,802	Spl Credit	Total:	454,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

970,400

970,400

970,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	21817
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	510,900	4,700	454,800	970,400		21817
							GIS Ref
							GIS Ref
Total Card	0.114	510,900	4,700	454,800	970,400	Entered Lot Size	
Total Parcel	0.114	510,900	4,700	454,800	970,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		331.93	/Parcel:	331.9	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	104	FV	510,900	4700	4,950.	454,800	970,400	970,400	Year End Roll	12/18/2019	PRINT	
2019	104	FV	393,300	4700	4,950.	483,200	881,200	881,200	Year End Roll	1/3/2019	Date	Time
2018	104	FV	393,300	4700	4,950.	352,500	750,500	750,500	Year End Roll	12/20/2017	12/10/20	17:59:13
2017	104	FV	391,400	4700	4,950.	307,000	703,100	703,100	Year End Roll	1/3/2017	LAST REV	
2016	104	FV	391,400	4700	4,950.	261,500	657,600	657,600	Year End	1/4/2016	Date	Time
2015	104	FV	347,000	4700	4,950.	255,800	607,500	607,500	Year End Roll	12/11/2014	10/24/18	13:16:00
2014	104	FV	347,000	4700	4,950.	210,300	562,000	562,000	Year End Roll	12/16/2013		
2013	104	FV	361,700	4700	4,950.	200,100	566,500	566,500		12/13/2012	mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
2/17/2000	Measured	268	PATRIOT
8/12/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

Sign:

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	3	- Aluminum
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1922	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	104			4,700			4,700